



1 Relugas Gardens
Grange, EH9 2PU

deans 
Solicitors & Estate Agents LLP



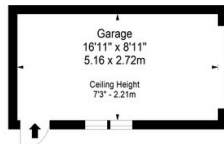
SEMI DETACHED HOUSE

- Living Room
- Kitchen
- Four Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Garden Office
- Driveway & Garage
- Double Glazing & GCH
- EPC Rating –



Quietly positioned in the highly sought-after Grange area of Edinburgh, this generously proportioned semi-detached family home offers excellent accommodation over two floors and would make an ideal home for a growing family. The property is ideally situated for easy access to Edinburgh city centre and is close to a wide range of local amenities, with an excellent choice of shops, cafés, restaurants and bars available in nearby Marchmont, Newington, Morningside and Bruntsfield. The Meadows, Blackford Hill and Holyrood Park are also within easy reach, while regular bus services provide convenient links to the city centre and surrounding areas. Waverley and Haymarket railway stations are readily accessible, with the City Bypass providing easy connections to Edinburgh Airport and beyond. The accommodation on the ground floor comprises: bright entrance hallway, spacious living room with convenient built-in storage, separate fitted kitchen and two well-proportioned bedrooms, which could be used as a separate dining room. There are two generous double bedrooms with built-in wardrobes and a modern shower room on the first floor. Externally, the property benefits from private front and rear garden, along with a useful garden office, providing an ideal space for working from home or additional storage. A detached garage also provides useful parking and storage space. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine, fridge-freezer and dishwasher. All appliances are sold as seen with no warranty provided.



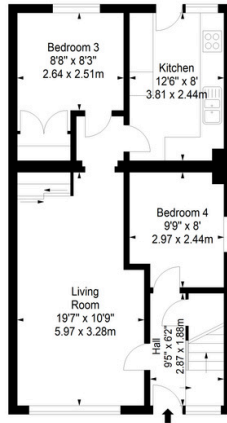
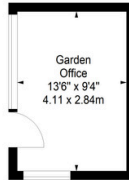


**Relugas Gardens,
Edinburgh,
Midlothian, EH9 2PU**

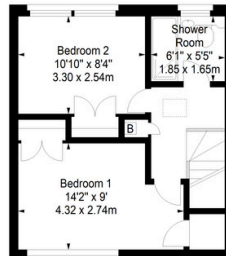


Approx. Gross Internal Area
928 Sq Ft - 86.21 Sq M
Garage & Garden Office
Approx. Gross Internal Area
278 Sq Ft - 25.83 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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